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II. — On the 1st. of April A leases from B a house. the premises to be entered on the 1st. of June.

During the month of May, an offender breaks into the house and sets fire to it. The house is destroyed. Performance of B's obligation to deliver the premises to A becomes impossible. But since J is not responsible for the acts of the offender, the case, as between A and B, is deemed to be a case of force majeure.

**[Part] V. — ASSESSMENT OF COMPENSATION FOR
NON-PERFORMANCE.**

273. — Compensation shall be for the injury actually suffered by the plaintiff and for the loss of the benefits which the parties, at the time when the obligation arose, foresaw or could have foreseen would result from performance of the obligation.

ILLUSTRATION. — On the 1st. of January 2450 A buys for 10,000 baht 100 teak logs lying in the Me Pin forest.

On the 20th of January, C buys these 100 logs from A for 13,000 baht on condition that the logs shall be dragged to the Me Pin river before the 1st. of October 2451. It is stipulated that if all the logs are not dragged to the river on the 1st. of October 2451, the contract shall be determined and A shall pay to C 1000 baht compensation (penalty clause).

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